

City Council
Atlanta, Georgia

01-0-0468

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-11
2-13-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **3984-3994 Peachtree-Dunwoody Road, N.E.** be changed from the **R-3 (Single-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **43** of the **17th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-01-11

1. The site plan titled, "Buckhead Trace Subdivision", by BH & D Engineering, Inc., dated 4/1/99, and stamped as received by the Bureau of Planning on May 1, 2001.
2. The site plan referenced above shall be revised to address buffering issues on south property line and said revision shall be approved by the Bureau of Planning.

APP. # 2-01-11 3984/3994 PEACHTREE-DUNWOODY ROAD - N.W.

All that tract or parcel of land lying and being in the 17th District of Fulton County, Georgia and being part of Land Lot No. 43 and described as follows:

Beginning at an iron pin found on the west side of Peachtree-Dunwoody Road and the northeast property corner of Lot 10, approximately 250' north of Winalldown Lane, running South 00 degrees 13 minutes 47 seconds West, a distance of 173.44 feet to a crimp top pipe;

Thence traveling South 00 degrees 12minutes 19seconds East along the right-of-way of Peachtree Dunwoody Road, a distance of 100.23' to a rebar found;

Thence along the right-of-way of Peachtree Dunwoody Road South 00 degrees 09 minutes 38 seconds East, a distance of 99.93' to an iron pin found and the Southeast corner of subject property;

Thence along the property line South 89 degrees 40 minutes 25 seconds West, a distance of 577.22 feet to a point;

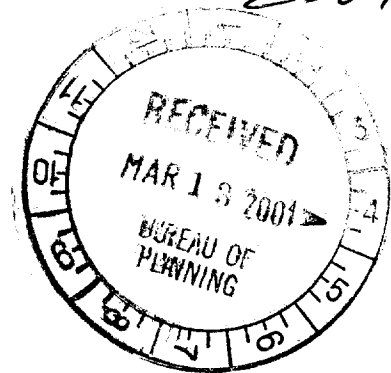
Thence running along the property line North 00 degrees 12 minutes 15 seconds West, a distance of 145.00 feet to the Northwest corner of subject property;

Thence running along the property line South 89 degrees 51 minutes 00 seconds East, a distance of 273.54 feet to an iron pin found;

Thence running along the property line North 58 degrees 12 minutes 56 seconds East, a distance of 106.84 feet to a fence corner;

Thence running along the property line North 89 degrees 13 minutes 11 seconds East, a distance of 212.75 feet to a crimp top pie and the true point of beginning;

Said tract contains 2.23 acres more or less.



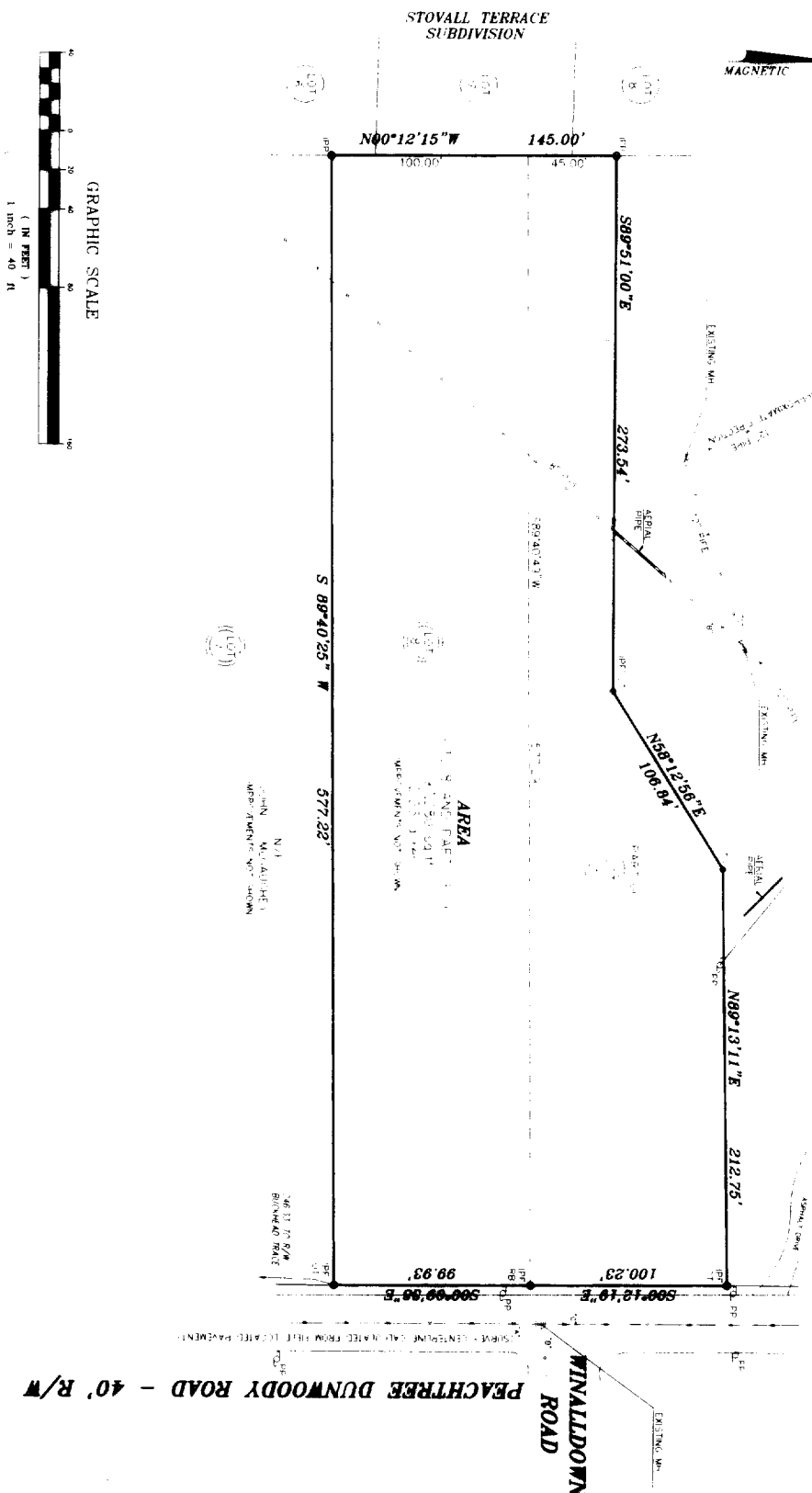
[illegible]

1. INFORMATION REGARDING THE REQUIRED PRESENT, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND TRENCHES AND STRUCTURES, THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THE SAME IN DRAWING THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES, AND CONSIDERED AS BEING AVAILABLE TO ANY OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY BE OBTAINED, UNDERSTAND THAT THE SUPPORT INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION RIGHT OF WAY IS BASED ON INFORMATION OF EXISTING, PAST OR FUTURE UTILITIES NOTWITHSTANDING.

SURVEY

RECEIVED
FEB 13 2001
BUREAU OF MINING

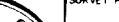
Z-01-11



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100 CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS PLAY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS OR ENTITY NAMED HEREON. THIS PLAY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

	SURVEY PREPARED FOR		DATE	
	MURRAY CONTRACTORS, INC.		3/4/99	
	LAND LOT 43 17TH DISTRICT		SCALE 1" = 40'	
	SECTION		FULTON COUNTY, GEORGIA	
LOT 8 AND PART OF 9 BLOCK		UNIT		REVISION
SUBDIVISION E LESTER AND S E SMITH				BY
SURVEYED		DRAFTED		DATE
PLOTTED		DISC #		
APPROVED				
PLAT BOOK _____ PAGE _____ DEED BOOK _____ PAGE _____				

SOLAR LAND SURVEYING COMPANY
 P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993
 TELEPHONE (770) 794-9055 FAX (770) 794-9052
 "WE WILL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS SURVEY. WE WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON ANY OTHER SURVEY."

RCS# 2936
6/04/01
5:28 PM

Atlanta City Council

Regular Session

MULTIPLE

01-O-0468/Z-01-11 & 01-O-0469/Z-01-12

FILE

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 3

Y McCarty	B Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
Y Bond	B Morris	Y Maddox	Y Alexander
NV Winslow	NV Muller	B Boazman	NV Pitts

MULTIPLE

01-0-0468

(Do Not Write Above This Line)

AN ORDINANCE Z-01-11
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 3984-3994 PEACHTREE-DUNWOODY ROAD, N.E., FRONTING 200.16 FEET ON THE WEST SIDE OF PEACHTREE-DUNWOODY ROAD BEGINNING 246.33 FEET NORTH FROM THE NORTHWEST CORNER OF BUCKHEAD TRACE. DEPTH: 577.22 FEET; AREA: 2.23 ACRES; LAND LOT 43, 17TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: JOHN MURRAY
APPLICANT: SAME
NPU-B COUNCIL DISTRICT 7

FILED BY
CITY COUNCIL

JUN 04 2001

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 3/19/01

Referred To: ZRB + Zoning

Committee Zoning
Date 6/13/01
Chair Dennis Starnes

Committee Zoning	Committee
Date 6/14/01	Date
Chair Dennis Starnes	Chair
Action: Refer	Action: Fav, Adv, Held (see rev. side) Other
Members J. E. Murray, NA Mark... Dennis Starnes	Members
Refer To	Refer To

Committee	Committee
Date	Date
Chair	Chair
Action: Fav, Adv, Held (see rev. side) Other	Action: Fav, Adv, Held (see rev. side) Other
Members	Members
Refer To	Refer To

COUNCIL ACTION

- ☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED
JUN 4 2001
ATLANTA CITY COUNCIL
Ruth... MUNICIPAL CLERK

CERTIFIED
JUN 04 2001
Ruth... MUNICIPAL CLERK

MAYOR'S ACTION